Columbus Redevelopment Commission City Hall January 8, 2007 – 1:21 p.m.

Tom Vujovich Chair called the meeting to order at 1:21 p.m. with the following members in attendance: George Van Horn, Matt Souza, Rich Stenner and Corey Carr. Staff Ed Curtin

Minutes

Minutes of December 4, 2006 were approved as received.

Minutes of December 20, 2006 meeting – not prepared yet, submit for approval at February meeting.

Election of Officers

Matt Souza/Tom Vujovich – previous leaders agree to serve in same capacity for 2007 – approved by George Van Horn and seconded by Rich Stenner to approve slate of officers. Unanimous approval that:

President – Tom Vujovich

Vice- President - Rich Stenner

Secretary – Corey Carr

Old Business

None

New Business

- Koetter/Kim Contract approval for design of Parking Garage. Ed Curtin – proposal received from Koetter/Kim to provide all the services needed – schematic design, design development, construction documents, bidding and negotiations, contract administration. Fee for those services - \$644,000 with expenses at about \$64,000. Question re: use of parking consultants – asked Bill Fitzpatrick to send information re: proposals they had received from Walker, Desmond and Weidlinger Parking Consultants. Copies available – proposed fee for Desmond \$15,000, Weidlinger \$95,000 plus \$20,000 for reimbursement, Walker \$216,000.

Tom instructed Ed to contact Bill Fitzpatrick and compare scope of services of Walker vs one that Koetter/Kim proposes to use. Walker should be given opportunity to respond to the correct scope of services if they did not do that — concern is that they did not respond in the same manner as others reflected by the large variance of proposed fee.

Today's request for commission is to approve Koetter/Kim as the design architect with fees to be paid through Cummins Architectural Fee Program. Grant request of \$800,000 made, requesting all fees be paid. Cummins Foundation has agreed to pay design fee. Project cost now approximately \$8 million, grant not covered would take project cost to near \$9 million. It was moved by Matt Souza and seconded by Rich Stenner for approval. Unanimous approval. Approval given indigent upon Cummins Foundation's agreement to pay the Koetter/Kim Design architect fee and President of Commission to sign contractual documentation required at a subsequent date.

- Contract Christopher Burke & Associates – not to exceed \$10,000. David – fees paid by Irwin, Sweeney, Miller Foundation – scope of services investigate how much right of way needed and where located as relates to current Commons Mall and start work on platting of a separate lot for the Candlewood Suites Hotel, horizontal property rights for each of the floors of the hotel too – ground floor footprint and subsequent above floors, condominium/horizontal property regimen

issue. Moved by Rich Stenner and seconded by George Van Horn for approval of contract. Unanimously Approved – officers of Redevelopment Commission to enter into contract with C Burke.

Invoice from DCI for \$2094.00 for their assistance over the last month. Moved approval by Matt Souza and seconded by Rich Stenner. Unanimously Approved.

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Invoice Development Concepts Inc.

Tom - date 12/8/2006 – Ongoing DCI development of strategic development plan, administrative work. Approval of claim as submitted.

Reports

-Parking Garage – Ed Curtin

With approval of Koetter/Kim contract – have them get started on project. Goal to have documents ready for bid by end of March 2007. Documents available for bidding purposes through April 2007, accepting late April. Award at May Commission Meeting, put into position to start contraction by June 2007. Anticipate 8 month construction process. Issues for getting bonds, Terry Coriden, Mike Claytor and Bruce Donaldson working through that process. Anticipate meeting with State of Indiana March 22, 2007 on bond, market bonds end of April 2007, commission members welcome to attend.

-Civic Center - Ed Curtin

December 2006 – Tom, Glen, Sarla met to talk about Civic Center process. Glen done research to identify centers within a 5-state region, potential interviews/site visits. Developed list of questions to get consistent information from each facility. May want to look at centers within urban settings – review parking issues, mixed use, etc. Plan ready to present to community Spring 2007. Robin Winston working with Commons Board that would apply to Civic Center as well. Phone survey to start in January 2007 re: Commons/Civic Center. First piece of public information gathering.

Connection question for hotel(s) — what goes back into public space. Redevelopment of site as separate independent phases was part of development plan. Public input is key part of what the development becomes.

-Sports Complex – Ed Curtin

Working with group out of Chicago. Next step feasibility study, start January 2007, completion end of January/early February 2007. Looking to determine what environment can accommodate as far as indoor sports complex.

-Post Office - Rich Stenner

Delay in attempts to get meeting with land owner, building owner and city and redevelopment commission. Hope had been to get done in January. Local appraisers conversations indicate that the USPS has done appraisals of building and State Teachers Retirement Fund contacts continue to be willing to sit down and talk re: what Redevelopment Commission has in mind which includes purchase and redevelopment of that block. Handoff went back to Brad Meder(?).

- Education - George Van Horn

Semester starts 1/9/07 – 23 students part of program, classroom activities based in the Yes Cinema. Connected with business downtown and several partnerships developed. Technology purchased and ready to go. Early Childhood group has made some significant progress, changed their focus from model of early childhood to looking at a training component and a partnership between BCSC, Kids Commons, Ivy Tech and IUPUC forged and IUPUC offering class on Science Enquiry and how to teach science, offered to high school students for college credit

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(dual credit offering). Business Skills Center conversation continues with some trainer of the trainers and work with business components. Dr. Sue Ellen Reed impressed with full day kindergarten program at Fodrea, etc. Question if educational space in Commons reconstruction can be incorporated, cost effective measure.

-Report to Community

Focus on downtown proposed changes, accomplishments in 2006, how we are proceeding, plans for garage, 2007 work plan, priorities, progress and goals, work with DCI and Strategic Development Plan.

Other Business

- Tom - Thanks for tolerance of Commissioners of the years and now with permanent staff, make sure Commissioners getting all information when needed to make decisions. Ask to think about things could do better in the future than have been doing in the past, especially as relates to information and decision making. Ed to contact each for specific thoughts/comments might have on how commission operates and doing things better in the future.

Next Meeting Monday, February 5, 2007

Meeting adjourned 2:16 p.m.